

BOOK 960 PAGE 868

Rec'd for Record May 19 1975 152 C.C.K.P. Same Day Recorded & E'd per Charles C. Keller, CLK.

THIS DEED, made this 16 day of May, 1975, by GILBERT E. PLACE and GLADYS L. PLACE, his wife, of Baltimore County, Maryland.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged prior to the delivery of these presents, we, the said GILBERT E. PLACE and GLADYS L. PLACE, his wife, do hereby grant and convey, in fee simple, unto DONALD F. FITZGERALD, all that lot or parcel of land situate, lying and being in Emmitsburg Election District, Frederick County, Maryland, and more particularly described as follows:

FIRST PARCEL: All that lot or parcel of land situate about three miles West of the town of Emmitsburg, in the District, County and State aforesaid, and being on the South side of the mountain called "Carolina", and beginning for the said part at the end of the third line of said tract as conveyed by a certain Zachariah John to Margaret Harvin, late of Frederick County, deceased, by deed dated May 18, 1840, and with said tract, N. 88 1/2° W., 79 1/2 perches, S. 138 1/2 perches, N. 72° E., 45 1/2 perches, N. 16 1/2° E., 49.6 perches to the end of the seventh line therein, continuing said seventh line to the beginning, and as described in a deed from David Gamble and Margaret Gamble, his wife, unto Nathan Peddicord dated January 20, 1848, and recorded among the Land Records of Frederick County, in Liber W.B.T. No. 7, folio 681, and containing 56 acres of land, more or less.

SECOND PARCEL: All that lot or parcel of land situate in the District, County and State aforesaid, being part of a tract of land called "Carolina" and known as and called "Chestnut Level" and adjoining the above described tract of land on the South, and beginning for the same at a stone pile, it being also a corner of lands lately belonging to Alexander Bruchner and Uriah Knode, running thence N. 73 1/2° E., 148.8 perches to a stone pile, thence N. 50° W., 28.6 perches to stone pile, thence N. 48 1/2° W., 24.4 perches to center of a stone fence, thence N. 38 3/4° E., 32 perches to center of stone fence, thence N. 2 1/2° E., 69.5 perches to stone pile, thence S. 85 1/2° E., 22.2 perches to stone pile, thence N. 1° E., 58.5 perches to stone pile, thence S. 87 1/2° W., 72 perches to stone pile, thence S. 1/2° W., 55.6 perches to center of a stone wall, thence N. 87 1/2° W., 27.1 perches to a stone pile, thence S. 41 1/2° W., 78 perches to a stone pile, thence by a straight line to the beginning, and containing 143 acres, 2 roods and 39 perches of land, more or less.

BEING all and the same real estate described in a deed dated November 5, 1962, from S. Harold Cohen, unto the within Grantors, recorded November 8, 1962, at Liber 675, folio 615, one of the aforesaid Land Records.

TOGETHER WITH all and singular the rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining, SUBJECT, HOWEVER, to an Indenture of right-of-way entered into by and between the Emmitsburg Water Company, a body corporate, and

ROSENSTOCK, BURGE, BOWER & PHILLIPS, P.A., FREDERICK, MARYLAND

FILED August 28, 1985